067.0	0004	0004.B	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	664,300 /	664,300
					USE VALUE:	664,300 /	664,300
					ASSESSED:	664,300 /	664,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
58		CUTTER HILL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VICENTE EDSON
Owner 2:	
Owner 3:	
Street 1:	58 CUTTER HILL RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MODEN SCOTT D/DIANE T -
Owner 2:	-
Street 1:	58 CUTTER HILL RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,553 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1940, having primarily Aluminum Exterior and 1908 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6553.000	232,700		431,600	664,300
Total Card	0.150	232,700		431,600	664,300
Total Parcel	0.150	232,700		431,600	664,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 348.17 | /Parcel: 348.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 42929

GIS Ref

GIS Ref

Insp Date 10/01/18

!5733!

PREVIOUS ASSESSMENT

Parcel ID 067.0-0004-0004.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	232,700	0	6,553.	431,600	664,300	664,300	Year End Roll	12/18/2019
2019	101	FV	189,700	0	6,553.	400,800	590,500	590,500	Year End Roll	1/3/2019
2018	101	FV	189,700	0	6,553.	400,800	590,500	590,500	Year End Roll	12/20/2017
2017	101	FV	189,700	0	6,553.	351,500	541,200	541,200	Year End Roll	1/3/2017
2016	101	FV	189,700	0	6,553.	320,600	510,300	510,300	Year End	1/4/2016
2015	101	FV	188,800	0	6,553.	283,600	472,400	472,400	Year End Roll	12/11/2014
2014	101	FV	188,800	0	6,553.	268,200	457,000	457,000	Year End Roll	12/16/2013
2013	101	FV	188,800	0	6,553.	255,300	444,100	444,100		12/13/2012

PRINT

Date	Time
12/10/20	20:34:42

LAST REV

Date	Time
10/01/18	15:05:03
apro	
5733	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MODEN SCOTT D/D	68470-205		11/23/2016		573,000	No	No		
JANNSEN ERIC C	33333-40		7/27/2001		330,000	No	No		
WILLIAMS ROBERT	22913-157		2/16/1993		174,000	No	No		Y

USER DEFINED

Prior Id # 1:	42929
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/16/2002	841	Addition	54,068					

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	Measured	372	PATRIOT
4/3/2009	Measured	372	PATRIOT
11/10/1999	Mailer Sent		
11/10/1999	Measured	163	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6553		Sq. Ft.	Site		0	70.	0.94	12									431,614						431,600	

Total AC/HA: 0.15044 | Total SF/SM: 6553 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 431,614 | Spl Credit | Total: 431,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	89500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	337194
Depreciation:	104530
Depreciated Total:	232664

COMMENTS

PDAS ONLY.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	2002
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

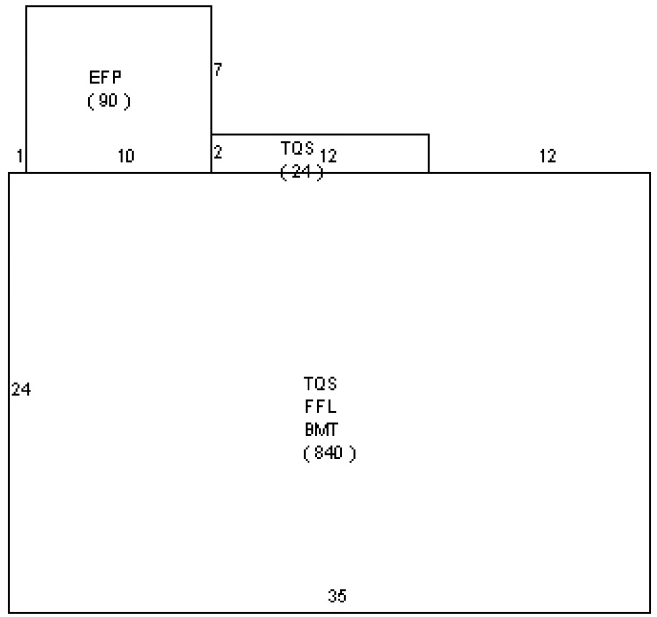
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	128.24
Special Features:	0	Val/Su Net:	96.24
Final Total:	232700	Val/Su SzAd	156.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	840	61.550	51,705
FFL	First Floor	840	128.240	107,719
TQS	3/4 Story	648	128.240	83,098
EFP	Enclos Porch	90	57.470	5,172
	Net Sketched Area:	2,418	Total:	247,694
Size Ad	1488	Gross Are	2634	FinArea 1908

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 067.0-0004-0004.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1999	0.00	T	16	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	